

DESIGN REVIEW
SPECIAL PERMIT
APPLICATION



TOWN OF BROOKFIELD

Activity # _____

APPLICATION FOR SPECIAL PERMIT - DESIGN REVIEW

APPLICATION DATE: _____

PROPERTY I.D. # _____

APPLICANT/AGENT:

LANDOWNER OF RECORD:

Name: _____
Address: _____

Name: _____
Address: _____

Contact Name: _____
Phone #: _____

Contact Name: _____
Phone #: _____

Site Data

Street Address: _____ Zoning District: _____

Project/Business Name: _____

Project Description _____

Permitted Use Classification: (From Tables in Regs) _____

No. of Employees:

Fuel Tank Gals:

Flood Plain Desig.:

No. Parking Spaces Assigned:

Fire Tank Gals.:

Municipal Sewer:

Steep Slopes: []

Fences Walls: []

No. Const. Phases:

Adjacent to Res Dist. []

Soil Types:

Impervious Surfaces

Acres: _____ Lot Size: (Multiply acres by 43,560 sq. ft) = Square Feet: _____

Building Main _____

Wing A _____

Wing B _____

Paved Parking _____

Paved Driveways _____

Paved Sidewalks _____

Paved Loading Area _____

Other Impervious Area _____

Total Square Footage:

% Impervious Coverage:

Building Height:

INSTRUCTIONS

1. Enter FIRST FLOOR square footage from building plans

2. Add total square footage

3. Divide Total Square Footage by Lot Size in square feet and multiply result by 100 to calculate % Impervious Coverage

4. Distance from the front finished grade to a point midway between the highest point of the roof and an uninhabited attic floor.

5. Enter all footage distances from structure to property lines and center of road. Ensure that setbacks are shown on site plans.

Center of Road Rear Lot Line Left Side Line Right Side Line

Proposed Setbacks

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I represent that this information is current, accurate and complete and that all the work has been completed in accordance with ordinances, regulations, building and health codes. I agree that any information that is determined to be false, or misleading will be subject to fines and penalties set by regulation, code or statute.

Signature: _____

Signature: _____

I certify that I am the designated agent for this project

Property Owner

BROOKFIELD ZONING COMMISSION

DESIGN REVIEW APPROVAL - CHECKLIST

Rev. 8/05

PROJECT ADDRESS:		PROJECT NAME:	
PART I - SITE PLAN REQUIRED DATA per Sect. 242-301 C. (3) (a & b)			
SECT. No.	DATA ITEM	SECT. No.	DATA ITEM
() 301C(3)(a)	Key Map	() 301C(3)(b) 7a.	Road and Drives, Configuration
() 301C(3)(b)	Twelve (12) copies of site plan	() 301C(3)(b) 7b.	Road/Drives Profiles
() 301C(3)(b)	Scale, not greater than 1"=100'	() 301C(3)(b) 7c.	Pavement Cross Section
() 301C(3)(b) 1a.	Project Name	() 301C(3)(b) 7d.	Walkways, Malls, Paths
() 301C(3)(b) 1b.	Developer Name	() 301C(3)(b) 7e.	Entranceways & Exits
() 301C(3)(b) 1c.	Land Owner of Record	() 301C(3)(b) 8a.	Loading & Storage Areas
() 301C(3)(b) 1d.	Zoning District	() 301C(3)(b) 8b.	Refuse Areas & Screening
() 301C(3)(b) 1e.	Permitted Use Identification	() 301C(3)(b) 8c.	Machine & Equipment Areas
() 301C(3)(b) 1f.	Names, Abutting Property Owners	() 301C(3)(b) 8d.	Parking Areas, loc., dim.
() 301C(3)(b) 1g.	Northpoint	() 301C(3)(b) 8e.	Total Vehicle Number
() 301C(3)(b) 1h.	Scale	() 301C(3)(b) 8f.	Curbs, Barriers, Wheel Guards
() 301C(3)(b) 1i.	Date of Preparation	() 301C(3)(b) 8g.	Dustless Pavement Type
() 301C(3)(b) 2a.	Boundary Lines	() 301C(3)(b) 8h.	Catch Basins, loc., dim.
() 301C(3)(b) 2b.	Bearings and Distances	() 301C(3)(b) 8i.	Culverts & Pipe, loc., dim.
() 301C(3)(b) 2c.	Total Property Area	() 301C(3)(b) 8j.	Parking Area Landscaping
() 301C(3)(b) 2d.	Easements, purpose, loc., dim.	() 301C(3)(b) 9a.	Open Space, loc., dim., type
() 301C(3)(b) 2e.	Names, Adjoining Streets	() 301C(3)(b) 9b.	Recreational Areas
() 301C(3)(b) 2f.	Dimensions, Adjoining Streets	() 301C(3)(b) 10a.	Water Supply Plan
() 301C(3)(b) 3a.	Buildings & Structures, type, loc., dim.	() 301C(3)(b) 10b.	Sewage Disposal Plan
() 301C(3)(b) 3b.	Number of Occupants	() 301C(3)(b) 10c.	Reserve Areas, Septic
() 301C(3)(b) 3c.	Distances to Property Lines & Buildings	() 301C(3)(b) 10d.	Drainage Plan & Calculations
() 301C(3)(b) 4a.	Existing Contours @ 2' intervals	() 301C(3)(b) 10e.	Electric, Phone, Gas Lines
() 301C(3)(b) 4b.	Proposed Contours @ 2' intervals	() 301C(3)(b) 10f.	Grades/Elevations, Basins/Piping
() 301C(3)(b) 4c.	Watercourses, Wetlands, Soil Types	() 301C(3)(b) 11a.	Signs, description, loc., dim.
() 301C(3)(b) 4d.	Proposed Site Alterations (fill etc.)	() 301C(3)(b) 12a.	Walls/Fences, type, loc., dim.
() 301C(3)(b) 4e.	Unusual Site Features	() 301C(3)(b) 12b.	Unique Items, specify
() 301C(3)(b) 5a.	Erosion & Sedimentation Plans (ESP)	() 301C(3)(b) 13a.	Technical Data per 242-602 A thru K
() 301C(3)(b) 5b.	ESP Design & Details	() 301C(3)(b) 14a.	Prof. Engr. Seal, > 80,000 sq. ft.
() 301C(3)(b) 5c.	ESP Procedures/Measures/Reports	() 301C(3)(b) 15a.	Start/Completion Dates
() 301C(3)(b) 6a.	Trees & Shrubs, Existing/Proposed	() 301C(3)(b) 15b.	Milestone/Schedule
() 301C(3)(b) 6b.	Tree/Shrub Names/Type/Size	() 301C(3)(b) 15c.	Phases of Construction Shown
() other		() 301C(3)(b) 16	Natural Diversity Data Base Data
() other		() other	
PART II - ARCHITECTURAL REQUIRED DATA per Sect. 242-301 C. (3)			
SECT. No.	DATA ITEM	SECT. No.	DATA ITEM
() 301C(3)(c) 1	Building Elevations & Floor Plans	() 301C(3)(c) 5	Screening Details
() 301C(3)(c) 2	Color & Texture of Building Material	() 301C(3)(c) 6	Sign Details
() 301C(3)(c) 3	Facade & Window Details	() 301C(3)(c) 7	Lighting Fixture Details
() 301C(3)(c) 4	Roofscape Details	() 301C(3)(c) 8	Illumination & Intensity Data
PART III - ADDITIONAL REQUIRED DATA per Sect. 242-301 C. (4). See cited Section to determine applicability.			
SECT. No.	DATA ITEM	SECT. No.	DATA ITEM
() 501D(2)	Water Retention Plan	() 602F(3)(c)	DPH/DPUC Authorization
() 502E	Hazardous & Contaminant Materials Control Plan	() 602G	Traffic Report
() 602C(3)	Wastewater Evaluation Report	() 602K	Blasting Plan
() 602F(2)	Hydrogeological Report	() other	

BROOKFIELD ZONING COMMISSION

DESIGN REVIEW CHECKLIST

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PART IV - APPROVAL CRITERIA, STANDARDS, AND REQUIREMENTS (Industrial & Commercial Applications)

SECTION	ITEM	STANDARD/REQUIREMENT	PROPOSED	COMMENTS
	GENERAL:			
201C	Lot Access	> 50' frontage		
201C	R.O.W. Width	> 50'		
201E	Preexisting Lot, Yes/No	Prior to 6/60		
203C	Zoning Boundary Verified	Yes/No		
203D	Lot in 2 Districts	< 30' Intrusion		
301C	Alteration	< 25% or 2.5K sq ft		
301C	Inland Wetland Approval	Rec'd Yes/No		
301C	Erosion Control Plan	See 242-602 D		
301C	Drainage	Per Town Engineer		
301C	Height, wall and fences	> 6' high		
302	Natural Resources Removal	See 242-302		
303A	Fill Impact	See 242-303 A		
303B	Fill, below structure	See 242-303 B		
303C	Burial of Material	See 242-303 C		
308B	Set Back, Watercourse	25'		
308E	Sight Obstruction, Intersect.	< 3'hgt @ , 20' distance		
308H	Residential Buffer	100' side/rear, 25' front		
309	Nonconforming Status	See 242-309		
501B	Permitted Use	Identify		
501C	Lot Area:	I-80'/C=40K sq ft		
501C	Lot Width	I-200'/C=150'		
501C	Side Yard	I-50'/C=30'		
501C	Rear Yard	I=50'/C=30'		
501C	Building Height	I=40'/C+30'		
501C	Building Separation	2 stories = 20' , 3 stories = 50'		
501D	Land Coverage	75%		
501D	Water Retention Plan	> 50% coverage, Req'd		
501E	Set Back	100' fm: lot line		
501E	Set Back (no front parking)	50' fm: lot line		
501F	Drive Design	Per Road Ordinance		
501F	Pavement	10"/2"/ 1 1/2"/ 1 1/2"		
501J(3)(a)	Landscape - Street Buffer	25' buffer w/berm, 1-2.5" + 2-2" trees + 6 shrubs for each 50' of frontage + lawn/ground cover 1-2.5" tree for each 1,500 SF lawn/ground cover		
501J(3)(b)	Landscape -Yards	1-2.5" tree for each 1,500 SF + lawn/ground cover		
501J(3)(c)	Landscape - Bldg. Separation	4 shrubs for each 10' of bldg. Perimeter and 1-3" planter for each 10' lawn/ground covered berm + 4-2.5", 6- 2" trees, 24 shrubs, 12-6' evergreen for each 100'		
501J(3)(d)	Landscape - Residential Buffers	40% of "gross parking area" end island = 1 ea 2.5" tree; separation strip = 1 ea 2.5"/25"; divider island - 1ea 2.5/25' plus 1 ea shrub 10"; intermediate island = strip> 20 cars, 1 ea 2.5"		
501J(3)(e)	Landscape - Parking Areas			
501J(4)	Existing Vegetation	Preserve 12" caliper trees		
501J(5)	Landscape Maintenance	Perpetual, Replacement req'd.		
501J(6)	Landscape Plan	Plant names, location, size + planting instructions		
501J(7)	Steep Slopes	> 1:5, stabilization methods req'd.		

BROOKFIELD ZONING COMMISSION

DESIGN REVIEW CHECKLIST

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SECTION	ITEM	STANDARD/REQUIREMENT	PROPOSED	COMMENTS
301C(5)	ENVIRONMENTAL			
301C(5)(b)	Hazardous Material Storage	Case-by-case basis		
301C(5)(c)	Dust	Minimize		
301C(5)(c)	Odor	Not noticeable off premises		
301C(5)(c)	Vibration	Case-by-case basis		
301C(5)	ARCHITECTURAL			
	See 602-I For specific guidelines			
301C(5)(d)	Color	Identify		
301C(5)(d)	Type/Texture of Siding	Identify		
301C(5)(d)	Facade/Window Details	Identify		
301C(5)(d)	Roofscapes	Minimize Appurtenances		
301C(5)(d)	Screening	Mechanical Areas Req'd		
301C(5)(d)	Lighting	See 242-602 B		
301C(5)(d)	Area Compatibility	Req'd		
301C(5)(d)	Preservation of Site Features	Maximize		
301C(5)(d)	Landscaping, F'n'dn plants	Req'd		
301C(5)(d)	Overall Appearance	Case-by-case basis		
301C(5)(d)	Property Values	No lessening impact		
	PARKING			
305C(1)	Parking Space Size	9' x 20' min. 10' x 20' for shopping cart area		
305C(1)	Pavement Type	Dustless		
305C(1)	Pavement Markings	Req'd		
305C(2)	Off-Site Parking	< 250' fm: building		
305C(3)	Ingress/Egress	Defined Drive Req'd		
305C(4)	Aisles	24' @ 90 deg - 14' @ parallel		
305C(5)	Drive Width	22'		
305C(6)	Set Back, road pavement	20'		
305C(6)	Set Back, building	10'		
305C(7)	Walkways	Commission Option		
305C(8)	Curbing, perimeter	6"		
305C(9)	Set Back, Intersection	75'		
305C(10)	Lighting	See 242-602 B		
305D	Parking Space Calculation	See 242-305 D		
305E	Trailers, Construction	Water/Septic Req'd		
305E	Trailer, Mail Storage	60 Day Permit		
305F	Parking Schedule	See list @ 242-305 F		
305G	Loading Areas	400sf/15,000sf + 400sf/30,000sf		
305H	Landscaping	See 242-501 J for standards		
502	AQUIFER PROTECTION			
502D	Prohibited Uses:	Salt, Hazardous/toxic mat'l mfg/use/storage/disposal, landfills, metalworking, publishing & reproduction services Truck terminals, service stations, industrial wastes, Contractor's yard, Auto/boat sales & repair		
502F	Required Application Data	See 242-503 D		
502G	Design Standards:	Storm/waste water, floor drains, storage/use/generation of hazmat, waste storage, pesticides, monitoring Compliance Req'd.		
502E	Hazardous/Contaminant Material Control Plan	Req'd, Pro Forma plan avail from: Land Use Office		
503	FLOOD PLAIN			
503B	Mean Floor Elevation	Identify		
503B	Lowest Floor Elevation	Identify		
503E	Fill	See 242-302 C		
503	Other Requirements	See 242-503		

BROOKFIELD ZONING COMMISSION

DESIGN REVIEW CHECKLIST

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SECTION	ITEM	STANDARD/REQUIREMENT	PROPOSED	COMMENTS
PERFORMANCE STANDARDS				
602A	NOISE			
602A(2)	Ind'l DbA	Day=65, Night=55		
602A(2)	Comm'l DbA	Day=60, Night=50		
602A	Resd'l DbA	Day=55, Nigh5=45		
602B	LIGHTING			
602B(2)(a)	Light Source Visibility	None @ Property Line		
602B(2)(c)	Upward Angle	Confined to Bldg. elevations.		
602B(2)(d)	Signs, flashing, animated	No permitted		
602B(2)(h)	Max. Light Pole height	20'		
602B(2)(i)	Allowable type light fixtures	See Figure 602 B-1		
602B(2)(j)	Foot Candles	< 1/C=1.0, R=.5		
602B(2)(j)	Parking surface - range	1.0 fc. to 4.0 fc.		
602B(2)(j)	Building entry - range	5.0 fc. - 10.0 fc.		
602B(2)(l)	Recreational lighting	Max. pole height = 70'		
602C	WASTEWATER			
602C	Sewer, municipal	WPCA Approval Req'd		
602C(2)	Soil Map Data	Req'd		
602C(3)	Test Hole Analysis	Req'd		
602C(4)	Discharge Rates	Table I		
602C(6)	Loading Rates	Table II		
602D	EROSION/SEDIMENT PLAN - See 242-602D			
602E	WOODCUTTING	See 242-602F		
602F	WATERSUPPLY			
602F(2)	Hydrogeological Report	> 2,000 gpd		
602F(3)(a)	Water Source	on site/other		
602F(3)(b)	Demand/Availability	In Balance		
602F(3)(c)	DPUC/DHS Certificate	>25 persons, 15 connections		
602F(3)(d)	Stand-By Well	> 2,500 gpd		
602F(3)(e)	Yield	2 x avg daily demand		
602F(3)(f)	Demand, drought period	> Available Supply		
602F(3)(g)	Recharge Provisions	Maximize		
602F(3)(h)	Yield Tests	36hr/10gpm, 72hr/50gpm		
602F(3)(i)	Long Term Supply Red'n	Not Permitted		
602F(3)(j)	Conservation Plan	> 5,000 gpd		
602F(3)(k)	Process Water	< 5,000 gpd		
602F(3)(l)	Location, well sites	Contamination Proof		
602F(3)(m)	Construction Start	DH appv'l of well yield		
602F(4)	Water Monitoring Program	Case-by-case basis		
602G	TRAFFIC			
602G(2)	Traffic Report	> 50 spaces/100 TPD		
602G(3)(a&f)	Access/Circulation	Avoid Queuing		
602G(3)(b)	Access by Resd'l Street	Avoid		
602G(3)(c)	Access on 2 streets	Use lesser Impact Street		
602G(3)(d)	Street Capacity	Adequate, by calculation		
602G(3)(e)	Turn Lane/Controls	Case-by-case basis		
602G(3)(g)	Grade/Alignment/Sight Line	Good Engineering Practice		
602G(3)(h)	Curb Cuts	Minimize		
602G(3)(i)	Emergency Access	Req'd		
602G(3)(i)	Interconnecting Drives	Case-by-case basis		
602G(3)(i)	Driveway Width	< 30'		
602G(3)(j)	Shoulder Improvement	Case-by-case basis		
602G(3)(l)	Level of Service	< Level "D"		
602H	FIRE PROTECTION			
	Municipal type water supply	YES/NO		
602H(2)	Storage Tank, or:	30,000 gallons		
602H(2)	Other Supply, or	30,000 gallons		
602H(2)	Sprinkler	Option		
602H(3)	Locations	Per Fire Marshal		
602H(3)	Fixturing	Per Fire Marshal		
602H(3)	Alarm/Key Box	Case-by-case basis		

DESIGN REVIEW CHECKLIST

PART V - STIPULATIONS

[The page contains faint horizontal lines, suggesting it was part of a lined notebook or document.]

Notes: _____

REMINDER

Each application for design review approval which includes any proposed public or community water company serving twenty-five (25) or more people or having fifteen (15) or more service connections shall be accompanied by correspondence from the State Department of Public Utility Control (DPUC) which shall authorize an applicant to proceed with its proposed water development program. Such correspondence shall be acceptable to the Commission as to form and content. *[amended 9/20/90]*

For more information, please refer to the Brookfield Zoning Regulations.

Land Use Standards & Design Criteria

Water Supply – § 242-602F

**TOWN OF BROOKFIELD
ZONING REGULATIONS**

**Performance Bonding Schedule
Site Plan and Design Review – § 242-705A&B**

§ 242-705 Performance Bonding Schedule: *[approved 3/8/01, revised 10/13/11]*

The Brookfield Zoning Commission may establish bonding requirements in order to secure performance of various sections of the regulations in accordance with the following schedule which shall be used as a guide:

A. Site Plan and Design Review Approvals:

These bonds shall be established based on the estimate of the cost of construction of the project. An estimate and recommended bond amount shall be prepared by an engineer licensed to practice in the State of Connecticut and acceptable to the Commission. At a minimum, the following cost elements shall be included in the estimate:

1. Final grading
2. Drainage facilities including detention/retention devices and catch basins
3. Erosion and Sedimentation Controls and devices.

Unit pricing of the various sub-elements of the estimate shall be provided. This listing is representative only and may require additional site specific cost elements. (*amended 10/13/11*)

B. Natural Resources Removal Permits:

These bonds shall be established based on the estimate of the cost of final closure of the project. An estimate and recommended bond amount shall be prepared by an engineer licensed to practice in the State of Connecticut and acceptable to the Commission. At a minimum, the following cost elements shall be included in the estimate:

1. Final grading to achieve approved final contours.
2. Site access anti-tracking pad devices.
3. Repair of any roadway damage.
4. Erosion and sedimentation controls and devices.
5. Fencing and retaining walls
6. Topsoil grading, seeding and vegetation of final slopes and access points.

Unit pricing of the various sub-elements of the estimate shall be provided. This listing is representative only and may require additional site specific cost elements. Performance bonds for these projects shall be set not less than \$10,000 per acre.

**TOWN OF BROOKFIELD
ZONING REGULATIONS**

**Performance Bonding Schedule
Site Development & Documents – § 242-705C&D**

C. Site Development involving Landscaping:

If any development involves requirements for landscaping, that portion of the performance bond estimate shall include an estimate of the following cost items:

1. Deciduous Shade trees, 2/ ½" caliper @ \$ x each.
2. Understory Shade trees, 2" in caliper @ \$ x each.
3. Evergreen tree, minimum 6' in height @ \$ x each.
4. Shrubs, 2 ½ feet in height maturing to 6' @ \$ x each.
5. Shrubs, 2 ½ feet in spread @ \$ x each.
6. Ground cover plants, 10" high @ \$ x each.
7. Created berms @ cost of soil, manpower and machine time.
8. Grass Seeding @ \$ x per square foot.
9. Sod @ \$ x per square foot.
10. Topsoil @ \$ x per yard.
11. Planters @ cost of material
12. Earth Moving Machine Time @ \$ x per hour/day.
13. Installation Manpower @ \$ x per hour.

The estimate shall be based on the current market "contractor's prices" for such cost items. *[approved 3/8/01]*

D. Bonding Documents:

Upon review of the bonding estimates by the Commission, the estimate shall be accepted or modified and the applicant shall be advised of the final amount of the bond required. All performance bonds required under these regulations shall be either a cash bond or a bank letter of credit in favor of the Town of Brookfield and shall be acceptable in language and content to the Board of Selectmen or Town Counsel. In addition, the institution upon which the bond is issued shall also be acceptable to the Board of Selectmen or the Town Counsel pursuant to the Public Act 11-79. The bond shall be coupled with a consent authorizing the inspection of the bonded work and the right of the town of Brookfield to enter upon the subject premises for the purposes of performing the bonded work upon a default thereof. Failure to comply with these bonding requirements shall be cause for the revocation of any approval or permit previously granted. *[approved 3/8/01, revised 10/13/11]*

**Brookfield Volunteer Fire Company, Inc.
Water Source/Site Plan Review Committee**

***Fire Suppression Pond Specifications, Requirements, and
Maintenance Guidelines***

(In Lieu of a Poured In Place Concrete Fire Suppression Tank)

1. Pond capacity calculations must be shown on Engineer Stamped plans.
2. Calculations must take into consideration 18 inches of ice on top of the pond and the fact that the strainer inlet will be 3 feet above the bottom of the pond.
3. Fire suppression pond specifications do not allow for construction in a moving body of water.
4. The strainer must flow 1,500 GPM with negligible loss (8" in diameter). It shall draw from sides and below, but not from above.
5. Strainer specifications must be included on Engineered Stamped plans.
6. The Town of Brookfield and the Brookfield Volunteer Fire Company, Inc shall have easement rights to the water storage system for the purpose of validating water level and that the system is functional.
7. Paved access to the hydrant must be at least 12 feet wide and meet town road specifications.
8. The distance from the water's edge to the hydrant shall not exceed 200 feet.
9. The contiguous length of pipe, from strainer to hydrant shall not exceed 250 feet.
10. All pipe shall be 8 inches in diameter, schedule-80, and use no angles greater than 45 degrees.
11. The strainer will be installed at least 3 feet off of the bottom of the pond.
12. Hydrant piping must be 8 inch PVC, Schedule-80, with a 6-inch male fire thread cap.
13. Pipe at the water's edge needs to be 42 inches below finished grade. In addition, the entire length of pipe, that contains water, must be below the frost line.
14. A reflective "NO PARKING FIRE HYDRANT" sign shall be installed near and just behind the working end of the hydrant, and be 5 feet above finished grade.
15. Hydrants located in parking areas shall not have parking spaces in front of them and shall have 15 feet clearance on either side of the hydrant to facilitate fire truck access.
16. The hydrant shall be painted high visibility yellow with a red hydrant cap.
17. Pipes should be supported at all joints and at least every 20 feet in the pond.
18. A marker must be installed at the strainer and extended to the surface of the pond to indicate strainer location.
19. The hydrant drafting connection shall face the roadway, be no less than 24 inches above, and more than 30 inches, on center, above finished road grade, and be 8 feet from the roadway.
20. The hydrant must be at least 65 feet from any structure and in a location that is approved by the Brookfield Volunteer Fire Company, Inc.
21. The maximum lift, the height differential between the strainer and the center of the horizontal hydrant outlet, shall not exceed 14 feet.
 - a. Strainer and hydrant outlet
 - i. Under 10' lift can go 250 feet
 - ii. 10' can not exceed 200 total feet in length
 - iii. 12' can not exceed 160 total feet in length
 - iv. 14' can not exceed 80 total feet in length
 - b. Strainer and center of hydrant out.
22. The Water Source/Site Plan Review Committee and/or the Town Building Inspector shall make fire tank inspections. Forty-eight hour notice must be provided to inspectors prior to inspections. Inspections will be conducted at:
 - a. During Dredging
 - b. All plumbing prior to backfill
 - c. Backfill
 - d. Acceptance test
23. All requests for inspections shall be made through the Land Use Office.
24. As-built plans are to be submitted to the Water Source/Site Plan Review Committee before final inspection.
25. The acceptance test will be conducted when the following conditions are met:

- a. As-builts have been submitted
 - b. All requirements have been met.
26. A satisfactory acceptance test must be complete by the Brookfield Volunteer Fire Company, Inc. prior to final approval.
27. The developer must post a bond with The Town of Brookfield. The appropriate commission will set the amount of the bond.
28. It will be the responsibility of the owners to maintain the functional capacity of the pond, which includes any additional dredging or required alterations.
29. It will be the responsibility of the owners to maintain, in good working order, the hydrant system as a whole.
30. It will be the responsibility of the owners to maintain access to the hydrant year round (snow and ice removal, brush and grass management, as well as any other obstacle(s) that can impair access).
31. Deed restrictions must be in place to ensure that future property owners are responsible for continued adherence to the specifications and requirements specified in this document by the Fire Dept.
32. Any factor that may compromise the operational effectiveness or the hydrant system as a whole must be brought to the Fire Dept Water Source/Site Plan Review Committee for review and approval.
33. The Fire Dept reserves the right to reject any design that does not meet the specifications outlined in this document, any design that it deems inadequate or deficient based on the intended use, or any system that does not successfully pass the Fire Dept acceptance test.

**Brookfield Volunteer Fire Company, Inc
Water Source/Site Review Committee**

Poured In Place Concrete Fire Suppression Tank Guidelines

1. Tank capacity calculations must be shown on plans.
2. A structural engineer must stamp plans for fire suppression tanks.
3. Plans must be submitted to the Building Department for review.
4. A building permit is required prior to the start of construction.
5. The Town of Brookfield and the Brookfield Volunteer Fire Company, Inc shall have easement rights to the water storage system for the purpose of testing and maintenance.
6. Tanks will comply with the following specifications:
 - a. To provide tank access, a secured manhole cover (i.e., bolted), at grade, with a ladder descending into the tank shall provided.
 - b. Tanks will be filled (refilled) by:
 - i. Roof drains (preferable)
 - ii. Roadway/parking catch basin system
 - iii. Separate well
 - c. If tank is filled via roadway/parking catch basin system, a 750-gallon sediment tank is required to trap silt, sand, or other debris from entering the tank.
 - d. A tank overflow mechanism is required on tanks fed by roof drains or roadway/parking catch basin systems.
 - e. Hydrant pipe shall be 6-inch diameter Schedule-40 PVC pipe entering straight down into the tank with no offsets.
 - f. The bottom of the hydrant pipe shall be attached to the sidewall of the tank or its bottom, and will have a strainer 2 inches off the bottom of the tank.
 - g. The hydrant drafting connection will be a 6-inch, male, fire thread with cap.
 - h. The hydrant drafting connection shall face the roadway, be 30 inches above the finished road grade, and be 8-10 feet from the roadway.
 - i. A minimum of a 4-inch vent will be required above grade for the tank.
 - j. All underground pipes must be Schedules-40 PVC.
 - k. The interior surfaces of the tank must be water proofed, including walls, floor, and joints.
 - l. The hydrant shall be painted high visibility yellow with a red hydrant cap.
 - m. A reflective "NO PARKING FIRE HYDRANT" sign shall be installed by attaching it to the non-working side of the hydrant.
 - n. All tanks that will be driven on shall be constructed to H-20 wheel loading specifications.

- o. Tanks shall have a minimum of 24 inches of cover over them.
 - p. Hydrants located in parking areas shall not have parking spaces in front of them and shall have enough room around them to facilitate fire truck access.
- 7. As built plans are to be submitted to the Water Source/Site Review Committee before final inspection.
- 8. The Water Source/Site Review Committee and/or the Town Building Inspector shall make fire tank inspections. Forty-eight hour notice must be provided to inspectors prior to inspections. Inspections will be conducted at:
 - a. Footing/pre-pour
 - b. Wall pre-pour
 - c. Top pre-pour
 - d. All plumbing prior to backfill
 - e. Backfill
 - f. Performance test
- 9. The performance test will be conducted when the following conditions are met:
 - a. The tank is full
 - b. As-builts have been submitted
 - c. All requirements have been met.
- 10. All requests for inspections shall be made through the Land Use Office.